



**Elizabeth Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

October 15, 2025

**VIA ELECTRONIC AND HAND DELIVERY**

Ms. Kathleen Byrne, Esq.  
Office of Zoning and Administrative Hearings  
100 Maryland Avenue, Suite 200  
Rockville, Maryland 20850

Re: Notley Road  
Local Map Amendment No. H-159  
Disclosures

Hearing Examiner Byrne,

This letter is submitted in response to the correspondence received in the record from Mr. Al Carr dated September 28, 2025. We do not agree with Mr. Carr's assertion that the Applicant has failed to comply with applicable State Law or that the above-referenced application is incomplete.

The Applicant submitted financial disclosure statements for Notley Assemblage LLC, Zachary Parzow, and Bernard B. Kaplan (Exhibits 6, 7 and 8 respectively), the Property Owners and Applicant for the Local Map Amendment application. MD Code, General Provisions, Section 5-843 requires "[a]n applicant or party of record who makes a contribution during the 4-year election cycle before filing of the application or during the pendency of the application [to] disclose the contribution..." (emphasis added). There are no individuals that have a direct ownership interest in Notley Assemblage LLC. Rather, Notley Assemblage LLC's sole member is Muller Development Company LLC. Regardless, even accounting for any individual interest that may flow up from Muller Development Company LLC, there are no direct owners, members, or any other persons with any indirect or beneficial interests therein that have made contribution(s) during the 4-year election cycle prior to filing the LMA (or any contributions during the pendency of the application). However, out of an abundance of caution, the Applicant is submitting four additional disclosures, including one for each entity or person with indirect or beneficial interest in Notley Assemblage LLC.

Sincerely,



Elizabeth C. Rogers

Enclosures

**LOCAL MAP AMENDMENT APPLICATION  
DISCLOSURE STATEMENT**  
(Revised February 7, 2019)

State law requires that each and any Applicant for a local zoning map amendment, or Party of Record, who has made a contribution to a candidate for County Executive or County Council of \$500.00 or more, calculated cumulatively for the four-year election cycle either before the filing of the application or during the four-year cycle within which the application is pendent, must disclose the name of the candidate to whose treasurer, political committee, or slate the contribution was made, the amount and the date of the contribution.

A Disclosure Statement must be filed when the application is filed or within two weeks after entering the proceeding by a Party of Record and be updated within 5 business days of any contribution made after the filing of the initial disclosure and before final disposition of the application by the District Council. If more than one contribution is made, please specify in the space provided below each contribution and to whom it was made. **If more than one applicant is involved in a single application, each applicant must file this statement.**

Subject to the penalties of perjury, I, Muller Development Company LLC

**(NAME OF APPLICANT FOR LOCAL MAP AMENDMENT  
OR PARTY OF RECORD)**

HEREBY AFFIRM that the contents of this statement are true to the best of my

knowledge, information and belief, and that: **(SELECT EITHER 1 OR 2 BELOW AND CHECK  
APPROPRIATE STATEMENT)**

1. ☐ I HAVE made a contribution of \_\_\_\_\_  
**(FILL IN AMOUNT OF CONTRIBUTION IF \$500  
OR MORE, OR STATE N/A IF NOT APPLICABLE)**

on \_\_\_\_\_  
**(FILL IN DATE (MONTH, DAY AND YEAR) OF CONTRIBUTIONS),**

to the following candidate's treasurer, political committee, or slate:

**(FILL IN NAME OR NAMES OF CANDIDATE, OR STATE N/A IF INAPPLICABLE)**  
(If more space is required, use the back of this form.)

2. ☒ I HAVE NOT made a contribution requiring disclosure.

David Muller  
David Muller (D:\1.8.2025.15 - 41 EDT)

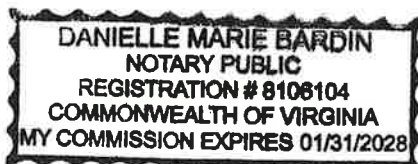
**SIGNATURE OF DECLARANT**

This Statement is filed in compliance with the public ethics requirements of Md. Code Ann, General Provisions, §§5-842 through 5-845; 2014 Md. Laws Ch. 94. A person who knowingly and willfully violates this part is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$ 1,000.

For convenience, several definitions in State law are contained on the next page.

Subscribed and sworn to me, a Notary Public for Montgomery County, Maryland, this

13 day of October, 2025.



Danielle Marie Bardin

**NOTARY PUBLIC**

My Commission Expires: 01/31/2028

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Subject to the penalties of perjury, I, Ryan Stuart Development LLC

**(NAME OF APPLICANT FOR LOCAL MAP AMENDMENT  
OR PARTY OF RECORD)**

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knowledge, information and belief, and that: **(SELECT EITHER 1 OR 2 BELOW AND CHECK  
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(If more space is required, use the back of this form.)

2. ☒ I HAVE NOT made a contribution requiring disclosure.

David Muller  
David Muller (Oct 13, 2025 15:47) (8 EDT)

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Subject to the penalties of perjury, I, David F. Muller

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(If more space is required, use the back of this form.)

2. ☒ I HAVE NOT made a contribution requiring disclosure.

David Muller  
David Muller (Oct 13, 2025 15:11:19 EDT)

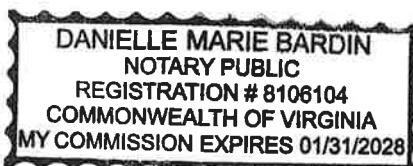
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Subject to the penalties of perjury, I, David F. Muller Revocable Trust

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2. ☒ I HAVE NOT made a contribution requiring disclosure.

David Muller

David Muller (Oct 13, 2025 15:46:24 EDT)

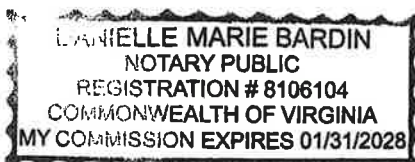
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**Partial List of Definitions under Md. Code Ann., Gen. Prov. §5-842**

\* \* \*

(b) Applicant.

(1) (i) “Applicant” means an individual or business entity that is:

1. a title owner or contract purchaser of land that is the subject of an application;
2. a trustee who has an interest in land that is the subject of an application, excluding trustees described in a mortgage or deed of trust; or
3. a holder of 5 percent or greater interest in a business entity who has an interest in land that is the subject of an application.

(ii) “Applicant” includes, if the applicant is a corporation, the directors and officers of the corporation that actually holds title to the land, or is a contract purchaser of the land, that is the subject of an application.

(2) “Applicant” does not include:

- (i) a financial institution that has loaned money or extended financing for the acquisition, development, or construction or improvements on the land that is the subject of an application;
- (ii) a municipal or a public corporation;
- (iii) a public authority;
- (iv) a public service company acting within the scope Division I of the Public Utilities Article; or
- (v) a person who is hired or retained an accountant, an attorney, an architect, an engineer, a land use consultant, an economic consultant, a real estate agent, a real estate broker, a traffic consultant, or a traffic engineer.

\* \* \*

(e) “Candidate” means an individual who wins an election to the Office of County Executive or County Council of Montgomery County.

\* \* \*

(f) (1) (i) “Contribution” means:

1. A payment or transfer of money or property of \$500 or more, calculated cumulatively during a 4-year election cycle, to the treasurer of either a candidate or a political committee.
2. The incurring of any liability or promise of anything of value of \$500 or more, calculated cumulatively during a 4-year election cycle, to the treasurer of either a candidate or political committee.

(ii) “Contribution” includes a payment or transfer to a slate with which a candidate is associated.

(2) (i) Except as provided in subparagraph (II) of this subsection, the \$500 cumulative threshold contribution is calculated separately as to each candidate or elected official.

(ii) For purposes of this subtitle, a cumulative contribution of \$500 or more to a slate is fully attributed to each candidate on the slate.